



HERLWYN GARDENS, SW17

£750,000

Three bedrooms
Large private garden
Freehold house
889 sq ft
Quiet residential close
EPC: D

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PARSONS

ABOUT THE PROPERTY

A very well presented three bedroom house situated in Tooting Bec.

The ground floor offers a bright reception room with a feature fireplace, a spacious dining room, and a well-appointed kitchen. Bi-fold doors lead onto a large private garden with an outhouse, providing excellent outdoor space and storage. Upstairs comprises two double bedrooms, a family bathroom, and a study room, ideal for home working or a nursery. Conveniently located close to local amenities and transport links, this charming home is perfect for families and professionals alike.





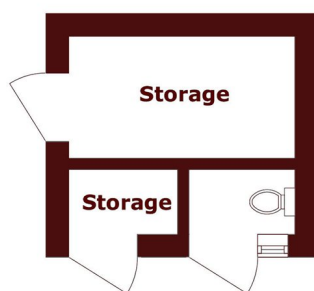


FURTHER DETAILS

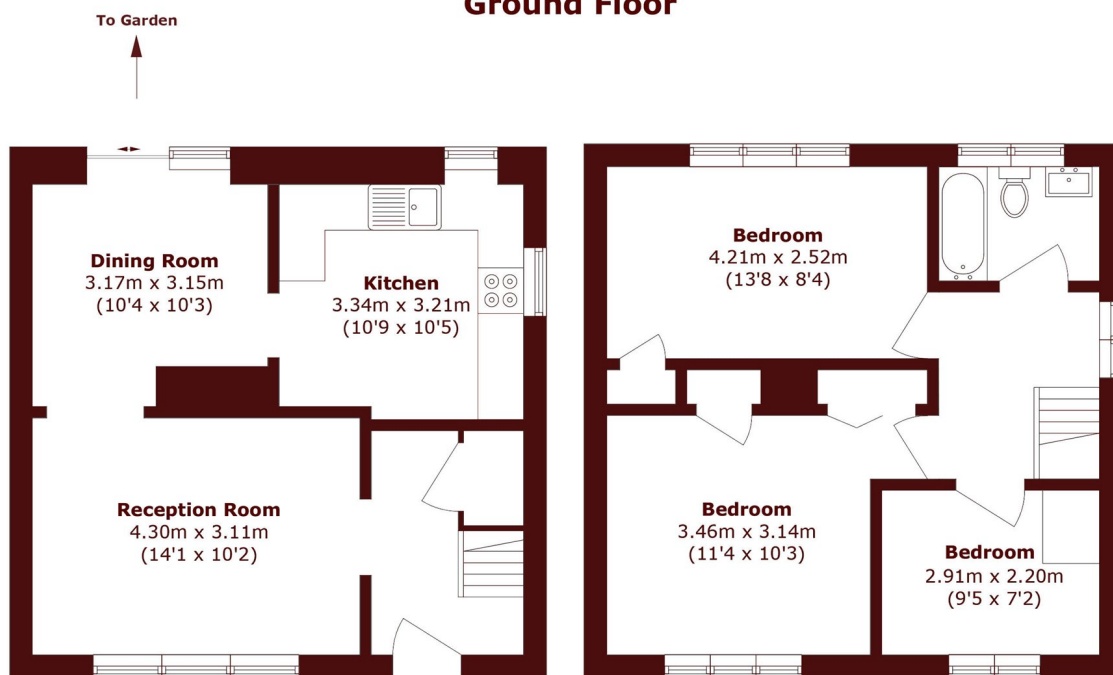
For easy access to the City, the property is ideally located within walking distance to all local transport links. Tooting Broadway (Northern line Zone 3) and Tooting Bec Station are close by as well as local bus routes. Local amenities, bars and restaurants are also in abundance making this an ideal place to live.



STEP INSIDE HERLWYN GARDENS



Ground Floor



Ground Floor

First Floor

Total area (approx.): 82.6 sq. m (889.1 sq. ft)
(Excluding Outbuilding)
Outbuilding area (approx.): 7.7 sq. m (82.9 sq. ft)

Tooting
020 8767 3655

Energy Rating: D We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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